

**REGULAR & JOINT MEETING  
OF  
APRIL 13, 1993**

The meeting was called to order at 2:22 p.m.

**Roll Call**

Present: Members Wolfsheimer, Roberts, Hartley, Stevens, Stallings,  
McCarty, Vargas and Chair Golding  
Excused: Member Behr  
Secretary: Charles G. Abdelnour

- Item 5: Resolutions certifying review and consideration of the Master Environmental Impact Report (MEIR) and Secondary Study with respect to the proposed Disposition and Development Agreement (DDA) with AFJR Partnership; approving the DDA for the development of a 335-unit twin-tower condominium project bounded by Sixth and Eighth Avenues, L Street and Imperial Avenue and the King Promenade in the Centre City East District/Expansion Sub Area; the design, construction and maintenance of the extension of King Promenade from Sixth to Eighth Avenues along the MTDB Bayside Trolley alignment; construction of off-site improvements for The Bayside Condominiums and the King Promenade extension from Sixth to Eighth Avenues and off-site improvements to L St. and Eighth Avenue, subject to standards contained in the Scope of Development and Conditions of Approval.

Pam Hamilton gave the staff report. Kipland Howard, of Allegis Development Services, representing AFJR and the Frost Family, described the project.

Motion by Roberts to adopt the resolutions.  
Second by Wolfsheimer.  
Vote: 8-0

**ADOPTED AS RESOLUTIONS NO. 2214, 2215 and 2216**

Member Roberts left the meeting.

- Item 6: Adoption of resolutions: 1) certifying the Southcrest EIR and Secondary Study for the proposed Amended and Restated DDA with the Gordon/Lucky Joint Venture; 2) approving the sale of certain property to Gordon/Lucky and approving the Amended and Restated DDA; 3) approving the basic concept drawings for a mixed-use development, including a supermarket and drug store and commercial/retail structures; 4) certifying the SSEIR with respect to the Owner Participation Agreement (OPA) with the V. Gordon Group; 5) approving the sale of certain property to the V. Gordon Group and approving the OPA; 6) approving the basic concept drawings for the development of commercial/retail structures by the V. Gordon Group; 7) certifying the SSEIR with respect to the proposed First Implementation Agreement to the DDA with Pacific Scene, Inc. and Patrick Development, Ltd.; 8) approving the First Implementation Agreement to the DDA with

## Item 6: (continued)

Pacific Scene and Patrick Development; and 9) amending SEDC's Project Budget previously adopted for Fiscal Year 1993.

Jerry Groomes gave the staff report, summarizing the nine actions before the Agency, displayed graphics of the projects, and discussed the various financial arrangements. Chair Golding then opened the public hearing.

Speaking in favor of the project were Virgil Gordon and Chris Huss, Vice President of Real Estate Development for American Stores.

Those speaking in opposition to the project were: Al Escamilla, Bertha Garcia, Augustina Deras, Theresa Bermudez, Warren Nielsen and Mr. Davis. Speakers objected to the condemnation of more than 50 homes in the area to build a school. Chair Golding explained that this issue fell within the jurisdiction of the School Board. Mr. Groomes noted that SEDC had negotiated with the School District regarding the property needed to build a school, but that the District's requirements could not be met. Speakers ask that action be delayed to allow further opportunity to find a suitable school location.

Members Vargas and Stevens opposed a delay in the project, stating that there were many advantages in proceeding, but asked Mr. Groomes if he could hold further discussions with the School District to see if a compromise could be reached.

Motion by Vargas to adopt the resolutions in the staff recommendation, with the direction to SEDC that Phase II should be delayed to allow further discussions with the School District and the community.

Second by Stevens.

Vote: 7-0

**ADOPTED AS RESOLUTIONS 2217 through 2225**

Item 1: Approval of the minutes of the meetings of March 23 and 30, 1993.

Motion by Stevens to approve the minutes and adopt Items 2, 3 and 4 on the Consent Agenda.

Second by Vargas.

Vote: 7-0

Item 2: Resolution approving a Tax Sharing Agreement between the Agency and the County of San Diego in the Barrio Logan Redevelopment Project.

**ADOPTED AS RESOLUTION NO. 2226**


Item 3: Resolution approving the use of unbudgeted Mt. Hope tax increment funds to finance \$52,474 for the Market St. Streetscape: \$32,374 for the Schmidt Design Contract and \$20,100 for SEDC administration related to the contract.

**ADOPTED AS RESOLUTION NO. 2227**

- Item 4: Resolutions approving the plans and specifications for the Ozark St. Improvements, a sewer and roadway improvement project dually funded by SEDC and Water Utilities; authorizing the advertisement and award of a contract to the lowest responsible bidder in an amount not to exceed \$600,000; and authorizing expenditure of \$350,000 from Transnet and \$321,850 from Capital Outlay Funds budgeted in the SEDC FY 1993 CIP for Ozark St. Improvements, to be utilized for the roadway improvements portion of the contract and associated project costs.

**ADOPTED AS RESOLUTION NO. 2228.**

At 3:50 p.m. Chair Golding adjourned the meeting to the next Regular Meeting of April 27, 1993.

  
Secretary of the Redevelopment Agency  
of the City of San Diego, California